

GENERAL REQUIREMENTS FOR DETACHED ACCESSORY BUILDINGS FOR DISTRICT R-1

(DISTRICT R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT)

1. The minimum lot requirements shall be as follows:
 - A. **FRONT** yard setback shall be: 25 feet
 - B. **SIDE** yard setback shall be: 7 feet (**see exception below**)
Exception: Buildings smaller than one hundred square feet shall not be closer than two (2) feet to any side or 10 feet to any rear lot line. Buildings shall not be located within any easement. Setback of 5 feet or less requires a 1-hour fire separation.
 - C. **REAR** yard setback shall be: 10 feet minimum (**see note below**)
Note: Buildings shall not be located within any easement.
 - D. Buildings on corner lots shall provide a side yard on the street side of not less than twenty-five (25) feet.
2. Accessory buildings with a combined floor area less than the greater of **8%** of the total lot area or eight hundred sixty four (864) square feet are permitted, provided that no building shall exceed **2,000** square feet.
3. Accessory buildings 64 square feet or less do not require a permit.
4. Detached accessory buildings other than garages shall be located in the **rear yard**. Rear yard shall mean a yard extending across the full width of the rear lot line between side lot lines and from the rear lot line to the rear building line of the principle structure.
5. **No** accessory building shall be used for dwelling purposes.
6. Detached accessory buildings shall be securely anchored to the ground.
7. No accessory building shall be located closer than ten (10) feet to any other building.
8. Detached accessory buildings one hundred eighty (180) square feet and larger shall be located on a permanent foundation. Foundations shall consist of one of two types of foundations; **frost protected footings or floating mat foundation as designed by a structural engineer.**
9. Please indicate on site plan grade elevations which depict proper drainage.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT OUR OFFICE

BUILDING PERMIT APPLICATIONS MAY BE OBTAINED AT ABOVE ADDRESS

PLEASE REVIEW DIAGRAM ON REVERSE SIDE

EXAMPLE SITE PLAN DIAGRAM FOR DETACHED ACCESSORY BUILDINGS

PLEASE BE AWARE OF INFORMATION BELOW AND ADDITIONAL INFORMATION ON REVERSE SIDE

The minimum lot requirements shall be as follows:

- A **FRONT** yard setback shall be: 25 feet
- B **SIDE** yard setback shall be: 7 feet (**see exception below**)
Exception: Buildings smaller than one hundred square feet shall not be closer than two (2) feet to any side or 10 feet to any rear lot line. Buildings shall not be located within any easement. Setback of 5 feet or less requires a 1-hour fire separation.
- C **REAR** yard setback shall be: 10 feet minimum (**see note below**)
Note: Buildings shall not be located within any easement.
- D Buildings on corner lots shall provide a side yard on the street side of not less than twenty-five (25) feet.

A SITE PLAN SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION

